

COMMISSIONERS APPROVAL

GRANDSTAFF *cg*

ROKOSCH

THOMPSON *at*

CHILCOTT *gc*

DRISCOLL *KD*

PLETTENBERG (Clerk & Recorder)

Date.....February 4, 2008

Members Present.....Commissioner Carlotta Grandstaff,
Commissioner Jim Rokosch, Commissioner Alan Thompson, Commissioner Greg
Chilcott and Commissioner Kathleen Driscoll

Minutes: Glenda Wiles

► The Board met for discussion and decision on the Planning & Zoning Commission membership make up. Present at this meeting was Civil Counsel Alex Beal. Alex noted there are two statutes in the Montana Code that cannot be resolved in regard to having five Commissioners serve on the Planning and Zoning Commission rather than three. Alex stated the best way to resolve the statutes would be to have three Commissioners continue as members of the Planning and Zoning Commission. The Planning & Zoning Commission is a seven member Board with two citizen members, three Commissioners, the Treasurer and Planning Director. Alex also discussed the responsibilities of the Commission and the reading of the Montana Statutes that address '*The Three Commissioners*' that are members of the Planning and Zoning Commission versus a second code that addresses the seven members of the Planning & Zoning Commission and the fact that the Commissioners are the minority on this Planning & Zoning Commission rather than the majority. If five Commissioners serve, the Planning & Zoning Commission would have to expand their membership. The Commissioners agreed it made better sense to keep the Commissioners at three for this Planning & Zoning Commission and drew straws for that membership. Commissioners Rokosch, Thompson and Grandstaff drew the long straws for the Planning & Zoning Commission Membership.

► The Board visited briefly about the upcoming weekly agenda. Glenda noted she only received one bid for the removal of tree #15 on Fairgrounds Road. Due to the urgency of this tree removal, she has added the decision on awarding the bid for this tree removal to Wednesday's calendar. The Board visited about the update of the Streamside Setback Committee and allowing one hour on the calendar. Alex noted it is better to allow some

public comment at the end of the update and Commissioner Rokosch noted he has some input in regard to the emergency zoning for the setbacks. Commissioner Chilcott stated while they may allow public comment, they need to make sure the comments are specifically on the issue and task at hand. The Commissioners also addressed the recently cancelled meeting with the Missoula County Commissioners in regard to the traffic issues in the Eight Mile Area. It was agreed another meeting will be set up and the topic will be specific to an Inter-local Agreement on Eight Mile that would include Upper Woodchuck Road. The Commissioners agreed some of the conversation will include general traffic issues that affect both Ravalli County and Missoula County. Discussion included accounting of the pro rata share monies in Ravalli County, costs of the services, fire and emergency medical services and issues of growth along the county line.

► The Board met to discuss the Management and Planning Research Contract invoice for the Ravalli County Fiscal Impact Analysis Model. Contractor Dennis Stranger was also present for this discussion as were several citizens. Commissioner Rokosch stated he anticipated a model that presented a mechanism of the cost to provide services. He stated this model should have included capital costs that were not subject to SB 185. He also noted the contract language included Dennis going to the Department Heads and finding the increased costs of the growth. He anticipated the model would have included the needed allocation for those departments. He stated there is a flaw in the model and it does not include the budgetary needs of the departments. He also stated the model should have included the exactions for services and capital improvements (see July minutes). Also the model addresses the implementation and costs of implementation, which is not needed because the residential costs are estimated by the Developers.

Commissioner Chilcott stated Dennis completed the terms of the contract. When the invoice is submitted, it is the Commissioners responsibility to pay the invoice.

Commissioner Driscoll stated they have 30 days to pay the invoice and Commissioner Rokosch is simply asking questions on the model.

Commissioner Rokosch indicated he had some questions about the substantive results of the Department Head interviews. He stated the contract does not specifically address page 1 of the contract under "*Identify Project-Related Service Delivery Costs and Revenues*".

Dennis stated he complied with the contract. All of the things Commissioner Rokosch raised were talked about more than once. In regard to the residential allocation, if they look at the expenditures; there was a meeting with the Department Heads to address the growth variables. He utilized the County Attorney's Office in his model example. Most Department Heads estimated their 90% work load was due to the new growth. 95% of that new growth was due to residential growth. Therefore Commissioner Rokosch's concern was addressed. He stated those percentages could be changed which would change the model slightly.

Dennis stated if there was not even a single subdivision, they would see a deficit in the budget of \$3 million dollars in 10-years because the budget expenditures do not match the revenues. He stated the contract addresses the model in regard to the expenditures and revenues. Tax law does provide a lag time in the early years of construction. He stated this model is a tool, not a study. He stated the bottom line is that if the Commissioners wanted \$1.5 million dollars more in their budget, they would be lobbying for a tax increase. Dennis stated the model can be put into practical effect by using those revenues. He stated if the model does not meet the projections they should re-open this discussion.

Karen suggested they see if this model has the utility needed for the mitigation of impacts. If they do not see any impacts, there would be no reason to add this to the Subdivision Regulations.

Dennis stated this model helps the county review the operating budget. This is a tool to look at the broader application of the impacts created by the subdivisions.

Commissioner Rokosch stated he thought the tool they were going to receive was the mitigation for a subdivision. Dennis stated the perceived wisdom is that subdivisions costs the county. Commissioner Rokosch stated the problem is the residential increase not being loaded on the front end but rather being an adjustment. Dennis stated he did not make up the budget but he does see an issue with the capitalization policies of the county.

Dennis stated while he utilized a 'made-up subdivision' he did not see much difference between the expenditures and revenues. He stated the capital costs are not being paid for. He stated the Sheriff did not even identify the capital costs and therefore Dennis can not make up those costs.

Commissioner Rokosch stated in their last conversation with the Sheriff they addressed the reality of the increased costs for new services and the fact that the current budget does not meet those costs. He felt this model is even more problematic. Dennis stated this is not a study of the growth, just a model. He stated he had counseled the Commissioners against utilization of any inflation. He stated the figures could be adjusted 100% because 90 and 95% is pretty close to that. This model is simply a tool to look at the budget numbers. His task was not to study the cost of growth but to provide the county with a model so they could have a tool to do that. Dennis stated there are some costs that should be shared with the whole county and there are some costs derived or due to new growth. This model addresses the new growth. He stated even if a capital improvement program stated you needed a \$10 million dollar courthouse; you could not attribute that \$10 million dollars to the new growth. Some of the needs are based on the existing numbers.

Commissioner Rokosch stated he understands there is gap, but he sees the need to have definite numbers or costs for the impacts of the new growth.

Dennis stated the capital should be addressed through the capital improvements, and the day to day maintenance should be addressed by this model.

Commissioner Grandstaff asked how this model can be used in their next subdivision review. Dennis stated they should model the subdivision and see what the results are. He stated the Commissioners should ask legal counsel first before it is utilized. You have to address both the expenditures and the revenues created by this subdivision. The Department Heads only express concern for the expenditures, but that new growth is creating some revenues, and sometimes significant revenues at that.

Commissioner Grandstaff stated the whole consideration is the lag time in regard to the tax revenues. The tax revenues do eventually cover the costs of services but not right up front. She is not sure they need to project that part of the model.

Dennis stated there is a one year lag time built into his model for property taxes. That lag time could be increased to two years.

Alex stated the Commissioners do need the information on the model and the lag time is the key to collect money from people. They need to know the value of the houses in order to ascertain the missing property taxes during that lag time. Alex further stated what Dennis delivered is what the contract called for. His findings show the average cost analysis, not the marginal. Because, to know the specific costs is difficult. A good example is the mental health services, i.e., the marginal costs that go up or down being calculated on an individual cost versus the Road Department in regard to plowing the road whether there are two people or 20 people. This model can not be real specific, but the Commissioners should look to the lag time. They need to see when the outlay of county monies begin.

Commissioner Thompson stated the Commissioners had a contract with Dennis Stranger for the presentation of the model. He stated they need to pay the invoice and then deal with the implementation of the model. Commissioner Grandstaff stated this discussion was helpful to her and she agrees they need to pay the invoice in full.

Dennis stated he used average costs which is a conservative model.

Commissioner Driscoll stated they need the other two layers to this study, that of capital improvements and impact fees. This is just a part of the tool for the Commissioners. Commissioner Chilcott stated Dennis has complied with the terms of the contract and should be delivered a check for the entire invoice.

Commissioner Rokosch reiterated item I-C of the contract. He stated what has been delivered has not been addressed. Dennis stated that is reflected directly in the model for the residential allocation on the expenditure side of the budget. He stated the Commissioners were present at the time of the meeting when the Department Heads addressed this.

Commissioner Rokosch thought that meeting was simply an introduction and he anticipated a more substantive assessment. Dennis stated he did meet separately with Treasurer, Clerk of Court, Sheriff, County Attorney and others who did not have any better estimate.

Commissioner Rokosch stated in regard to the mental health assessment, the Sheriff did look at the budget for the past several years and that would show a trend for those mental health costs.

Commissioner Chilcott stated the State of Montana is creating new unfunded mandates and they can not attribute those costs to the new residents.

Commissioner Rokosch stated what Dennis received from the Department Heads was fairly subjective. If they had to prove the 90% increase in work load, it would be difficult to calculate.

Dennis stated sometimes costs go up because of unfunded mandates, so set it at 100% rather than 90%. He stated the allocations in the budget can be the aspirations for the delivery of services. That is a decision the Commissioners need to address at each budget cycle.

Commissioner Rokosch stated two other concerns about the contract were that the capital costs don't show what was and wasn't included and a number of budgets which include PILT monies. Commissioner Chilcott stated service delivery is not capital costs. Commissioner Rokosch stated this was discussed on page 2 where the Commissioners expressed interest in addressing the costs of recurring capital expenditures as part of the general subject of fiscal impact analysis. He stated that should have been incorporated into this model. He stated the product does not provide for this contract language.

Alex stated this is an hourly fee contract with a cap. While that issue needs to be addressed, they would need to expand the scope of the contract. Commissioner Rokosch stated they addressed those three issues in the contract but they were not addressed in the model. Dennis stated all the levy funds were addressed in the model which included PILT.

Commissioner Chilcott made a motion to pay the balance of the invoice as soon as Accounting can issue a check. Commissioner Driscoll seconded the motion. Commissioner Driscoll, Grandstaff, Thompson and Chilcott voted "aye". Commissioner Rokosch voted "nay".

Minutes: Beth Perkins

► The Board met for discussion and decision on the Extension Agent job opening. Present were Extension Agents Katelyn Anderson, Rob Johnson and Western Region Department Head & Search Chair Steve Siegelin.

Katelyn presented the Board with a drafted version of the position announcement of Ravalli County Agriculture Extension Agent. She requested any comments or corrections from the Board.

Commissioner Grandstaff noted a correction on page 2. Commissioner Grandstaff suggested including comments regarding locally grown produce and the importance of local agriculture. Board discussion followed regarding the excellent service Rob Johnson has provided to the County over the years in this position.

Commissioner Chilcott made a motion for the Chair to sign the authorization to search for the position of Agriculture Extension Agent. Commissioner Rokosch seconded the motion, all voted 'aye'.

► The Board met for discussion and decision of 9-1-1 remodel with 9-1-1 Director Joanna Hamilton.

Commissioner Grandstaff gave a recap of last meeting. She stated the Board is now looking at remodeling the basement of the Courthouse to accommodate 9-1-1.

Joanna stated she understands from a financial view point, where the Board stands. She expressed her concerns with the possibility of a terrorist threat with the entrances and exits. Another concern of hers is the lack of daylight. Commissioner Rokosch stated the remodel would allow daylight in the south corner. Commissioner Chilcott stated he does not know if they have a viable option with the current fiscal situation. Joanna replied she does not know why the fiscal situation keeps coming up. The cost of the remodel would be paid for by 9-1-1 tariff fund. Commissioner Grandstaff asked the amount of the tariff fund. Joanna replied she does not have the number with her. Commissioner Chilcott asked about the salaries being a part of the tariff fund. Joanna replied yes but it would leave her with the option of a construction loan.

Commissioner Driscoll asked about 9-1-1 having temporary surroundings and then moved up to the WIC and Public Health areas. Commissioner Grandstaff replied WIC and Public Health will be staying where they are for the time being.

Commissioner Rokosch discussed the need for impact fees to fund the domino effect of moving offices. The election room would need to be moved. Commissioner Grandstaff replied Commissioner Thompson suggested transforming the planters in the Courthouse into storage and utilize the existing 9-1-1 space as storage for the election equipment.

Commissioner Chilcott stated there are security cameras to be installed in the Courthouse with additional capacity that will address Joanna's security concern. Joanna stated her biggest concern is the employees being stuck in the basement for 10 to 12 hours a day without breaks or daylight. Commissioner Rokosch replied the remodel will ensure natural light for the employees. Commissioner Driscoll stated 9-1-1 is going into a space that can be addressed with Capital Improvement Funds. OZ Architects did the needs analysis for 9-1-1 to cover a period of 20 years.

Commissioner Grandstaff stated there is a community health center grant to be applied for this month. If Hamilton is successful, they will have 120 days to find a spot and get up and running. That would be a good fit for Public Health and WIC. Joanna asked if the Board's decision could wait until the outcome of the grant request. Commissioner Grandstaff replied no, the employees cannot wait. They have been working in a harsh environment for too long and will not wait another year. There is an immediate need to move these employees. Commissioner Chilcott stated they are not talking about a band-aid. The Board has to address these needs for a long term investment. They have materials and data to support those needs and should utilize them. Commissioner Rokosch stated he agrees with Commissioner Chilcott. They have the analysis and should move forward.

Joanna expressed concern with outgrowing the space before the 20 year projection. Commissioner Grandstaff stated short of a capital improvements plan, this is the best solution. The Board will not spend the tax payer's money without backing the purchase 100%. Commissioner Driscoll stated she would like to make a decision today.

Civil Counsel Alex Beal stated he will have to review the original contract with OZ Architects to see if another RFP would be required for architectural plans. Further discussion followed regarding waiting on the grant status for a community health center.

Commissioner Rokosch stated this discussion should be tabled until a capital improvements plan is created. Commissioner Chilcott stated he does not want to send out a false message. Commissioner Grandstaff suggested Joanna tell the dispatchers the Board is addressing the situation.

The Board agreed to meet with Alex this Friday at 9:30 a.m. to determine the need for an RFP with the contract of OZ Architects for the remodel.

Commissioner Chilcott made a motion to pursue remodeling of the basement for 9-1-1 Dispatch. Commissioner Driscoll seconded the motion, all voted 'aye'.

► The Board met with Mike McCourt of Johnson Controls for signatures needed to complete the Johnson Controls Energy Audit Performance Contract. Commissioner Grandstaff signed the documents presented by Mike McCourt therefore completing the contract.